

**TOY DISTRICT/DOWNTOWN INDUSTRIAL DISTRICT
BUSINESS IMPROVEMENT DISTRICT
BOARD OF DIRECTORS MEETING
JULY 24, 2007
MINUTES**

BOARD MEMBERS

Present: Howard Klein, Larry Rauch, Michael Tansey and Paul Vert.

Absent: Ernest Doizaki, Richard Gardner, Donald Kanner, Richard Meruelo, Thomas Payne, Mark Shinbane, William Shinbane and Charlie Woo.

STAFF: Tara Devine, Raquel King, Greg Lee, Estela Lopez and Vicky McCormick.

CONSULTANTS: Qathryn Brehm and Don Steier

I. CALL TO ORDER

Vert called the meeting to order with a quorum at 12:06pm.

II. PUBLIC COMMENT PERIOD ON NON-AGENDA ITEMS- None

III. APPROVAL OF MINUTES

Vert corrected the second paragraph of the financials in the July 2, 2007 minutes. The minutes stated that DID would be over budget by \$75,000 by year end, but it should have stated that DID and Toy District combined would be over budget by year end.

Tansey made a motion to approve the July 2, 2007 minutes, and Klein seconded. The Board unanimously approved.

IV. TREASURER'S REPORT

Coelho reported that overall Toy and DID combined would be approximately \$100,000 over budget by year-end.

Coelho then reported that there's a combined \$87,000, in prior BID assessments still owed from years 2004, 2005 and 2006, and that these prior BID assessment funds do continue to be paid over time. A portion of the \$100,000 combined short fall for Toy and DID combined would eventually be covered by the delinquent assessments.

At this time there are also approximately \$22,000 in prior BID funds which can be used for one-time expenses.

Coelho also mentioned that a portion of the \$100,000 shortfall includes accrued expenses for December, for which we do not receive invoices until January.

Lopez informed the Board that CCEA will be presented with an award of merit from the International Downtown Association (IDA) for its "Skid Row Neighborhood Watch Walk." The award ceremony and conference will take place September 14-18 in New York City. Lopez proposed that she and Brehm, who developed the presentation submitted to the IDA, travel to New York to accept the award. Lopez added that CCEA's partners in the walk, Councilwoman Jan Perry and Orlando Ward of the Midnight Mission may also attend.

Coelho estimated that the total travel cost for Lopez and Brehm would be \$5,000 and could be paid out of prior BID funds (\$22,000 in account). The costs include airfare, conference registration, hotel, taxes, meals and cabs. Lopez added that Brehm would be staying with friends and did not require a hotel room.

Vert recommended that the trip to New York City be approved, but not paid for out of prior BID funds. Vert suggested that the trip be paid from current BID funds and the Board unanimously approved.

V. EARLY RENEWAL

Lopez reported that she, Devine and King met with consultant Steve Gibson of Urban Place Consulting, and explained our expense “cap” of \$25,000 for the DID/Toy early renewal study. Gibson agreed to provide adequate information to enable the Board to decide for or against early renewal of the BIDs. The information will be prepared in time for the August board meeting.

Lopez explained that Gibson requires two meetings with Board members prior to the full Board meeting in August. This is to facilitate discussion regarding Toy District and DID assessment formula changes, boundary revisions, etc. The first meeting is scheduled for August 7th at 1pm, and the second will be the week of August 20th.

Lopez stressed that a quorum will be needed for the August 28th board meeting in order to decide to move forward with early renewal. She then informed the Board that CCEA has requested funding from the Community Redevelopment Agency (CRA) to help pay renewal consulting costs. The justification for CRA funding is our anticipated study of areas within the Central Industrial Redevelopment Project Area for possible inclusion in the DID BID. Lopez believes CCEA may qualify for as much as \$24,999 from CRA.

VI. OPERATIONS UPDATE

McCormick reported that LAPD Central Division will be providing training to the BID officers to detect mental illness and drug recognition.

McCormick then reported that as of June 27, 2007, fourteen abandoned vehicles were identified in the Toy District and DID combined. In July 2007 four abandoned vehicles were identified in DID. McCormick explained that the BID contacts the Department of Transportation (DOT). DOT marks the vehicle's tires and removes the vehicle 72 hours later.

McCormick stated that 171 instances of graffiti were identified in June 2007, and 19 removed. Letters were sent to property/business owners with graffiti on fences and roll down doors. Numerous people are now providing their own paint for the maintenance team to use. The property/business owners who refuse to have the graffiti removed will be sent a letter from the City Attorney's office. McCormick mentioned that there is more gang tagging than graffiti.

In DID and Toy District combined, 6,000 bags of trash were picked up. Lopez informed the Board that she had done the final walk-through with the Toy District trash consultant Dave Edwards, and it was discovered that Los Angeles Street to the west side of Wall Street had space for additional bins, but the east side of Wall Street to San Pedro Streets had no spaces at all for bins. In addition to what is illegally dumped on the sidewalk, merchants dispose of their trash by giving it to the Toy District maintenance team.

McCormick added that there is considerable illegal dumping in DID. Vert asked McCormick if the City picked up trash at all, and she informed him that the City picks up 150 to 200 lbs of trash per day.

McCormick informed the Board that she had sent an RFP for maintenance services to several vendors. She stated that the current level of service from Chrysalis is not satisfactory. Out of 171 instances of graffiti identified, the maintenance team only removed 19, compared to the Arts District maintenance team who identified 55 instances of graffiti and removed 35.

McCormick also informed the Board that there had been several arrests for theft and drugs amongst the Chrysalis employees. She described a recent incident in which a clean team member was arrested in his CCEA uniform shirt. The Chrysalis supervisor was contacted and was able to get the uniform shirt from the arrestee before he was taken into custody. McCormick stated

that the RFP is due back on August 6th. Lopez mentioned that the Chrysalis CEO Adlai Wertman was leaving the organization.

VII. LEGISLATIVE UPDATE

Devine reported on the request by the Weingart Center for CCEA's support for the proposed relocation and expansion of their medical clinic. The Weingart Center currently owns two buildings at 522 S. San Pedro (Leavey Center) and 566 S. San Pedro (Medical Clinic). Although the Leavey Center is 21,000 sq ft. and the clinic 9,000, the Weingart wants to expand to address the issue of long lines formed on San Pedro Street due to an inadequate waiting area. The office Councilman Jose Huizar (CD14) has requested to know CCEA's position on the project.

Devine reported that the Leavey Center project will take two years to complete and \$2 million. Their security plan, currently inadequate, will increase exponentially, according to Director Paul Tepper. The plan was not yet known, however.

Vert expressed that he opposed the Weingart Center's original proposal to build an entirely new clinic on the parking lot it now leases from the CRA at the corner of Sixth and San Pedro. The plan to relocate it to the Leavey Center makes economic sense for the Weingart due to zoning and other matters.

Lopez expressed concerns regarding this project specifically, how would the problem of loitering and littering be enforced/eliminated? The east side of the 500 block of S. San Pedro Street is a magnet for trash and loitering, and at this time it does not appear that the Weingart Center is actively discouraging that activity.

Devine stated that she would communicate with CD14 expressing that the CCEA Board understands the needs for medical services, but has concerns about the impact the facility will have on an existing troubled and heavily populated area.

VIII. NEW BUSINESS- None

IX. ADJOURNMENT- The meeting of the Board was adjourned at 1:12pm.